

SIERRA COUNTY ECONOMIC FORECAST

Sierra County is located on the California-Nevada state border. It was a hub of activity during the gold rush, and experienced a large amount of in-migration in the mid 1800s. According to the 1880 Census, the county had a population of 6,623. But by 2016, it was the second smallest county in California, with only 3,130 residents. In 2016, the county also had 620 wage and salary jobs, a per capita income of \$38,114, and an average salary per worker of \$46,907.

In 2016, Sierra County lost 10 wage and salary jobs, representing a decrease of 1.6 percent. At the same time, the unemployment rate improved from 8.9 percent in 2015 to 7.6 percent in 2016.

During 2016, the public sector, which represents 58 percent of total employment in the county, lost 10 jobs. The services sector also lost 10 jobs, while the good-producing sector gained 10 jobs. The agriculture sector was flat.

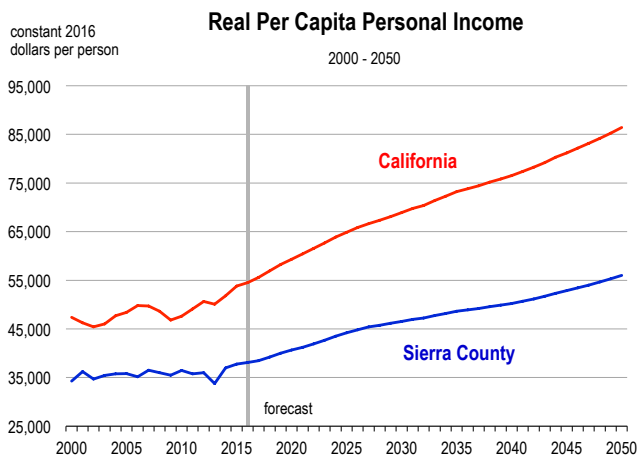
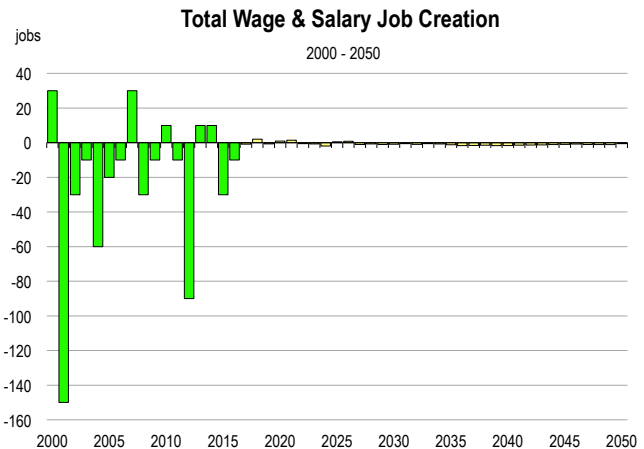
Between 2011 and 2016, the population of Sierra County declined at an annual average rate of 0.5 percent. This decrease was entirely the result of a natural decrease (deaths outnumbering births), which reduced the population by an average of 17 people per year.

The Sierra County population is aging rapidly. The 75-and-over group now accounts for 12 percent of the population, but this will rise to 26 percent within two decades. Because of this, the county will continue to experience a natural decrease through the year 2050.

Because it has a population that is both aging and shrinking, Sierra County is at major risk for economic stagnation. Virtually no job growth is expected through 2050, and salaries are expected to increase much more slowly than the statewide average.

FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to be largely unchanged over the 2017-2022 period. Virtually no jobs will be created in the county during this interval.
- Average salaries are well below the California state average, and will remain so over the forecast period. In Sierra County, inflation-adjusted salaries are expected to increase at an average rate of 2.2 percent per year during the 2017-2022 period.
- The population is expected to decline by an average of 0.5 percent per year over the 2017-2022 period. The natural decrease (deaths outnumbering births) will be responsible for all of this decline.

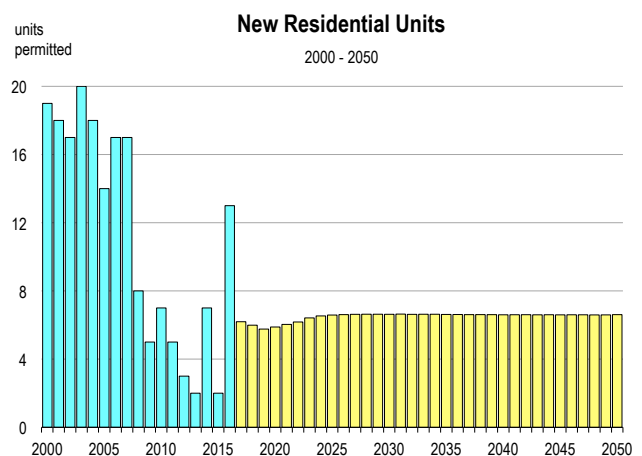
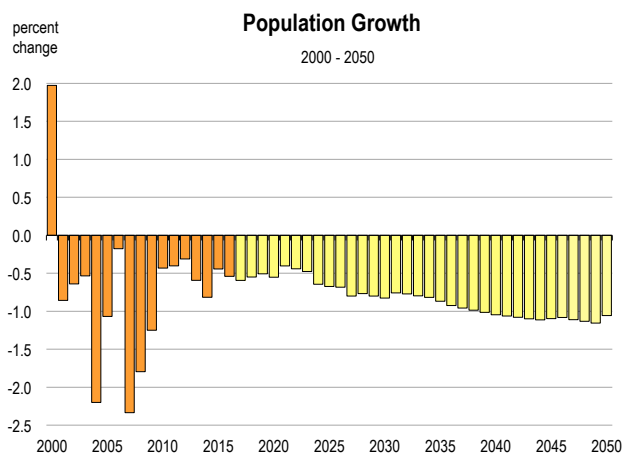


- Net migration will be flat. Over the next five years, the county will neither lose nor gain a significant number of residents through the migratory process.
- Between 2017 and 2022, real per capita income will increase by 1.7 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by 2.4 percent per year from 2017 to 2022.
- Between 2017 and 2022, the growth rate of industrial production will average 4.2 percent per year.

Sierra County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	3,229	-7	5.4	1.5	7	\$19.22	\$104.69	\$36,480	1.3	7.3	7.0	15.4
2011	3,216	4	5.3	1.5	5	\$16.41	\$104.99	\$35,785	2.7	9.3	4.2	14.9
2012	3,206	0	5.3	1.5	3	\$25.81	\$107.63	\$35,993	2.7	9.7	6.9	14.4
2013	3,187	0	5.3	1.4	2	\$17.90	\$101.83	\$33,764	2.3	10.4	7.1	12.8
2014	3,161	0	5.4	1.4	7	\$19.61	\$112.70	\$36,998	2.8	10.9	9.8	10.1
2015	3,147	0	5.5	1.4	2	\$19.22	\$116.15	\$37,752	2.6	10.3	10.1	8.9
2016	3,130	0	5.6	1.4	13	\$21.18	\$119.30	\$38,114	3.0	10.5	12.6	7.6
2017	3,111	1	5.7	1.4	6	\$21.88	\$123.23	\$38,457	3.1	10.5	10.8	7.0
2018	3,094	2	5.8	1.4	6	\$23.05	\$128.51	\$39,239	3.0	10.5	11.9	6.8
2019	3,079	1	5.9	1.4	6	\$24.34	\$133.96	\$40,000	2.6	10.5	12.0	6.7
2020	3,062	0	6.0	1.5	6	\$25.60	\$139.18	\$40,643	3.1	10.6	12.3	6.8
2021	3,049	5	6.1	1.5	6	\$26.87	\$144.58	\$41,239	3.0	10.6	13.0	6.9
2022	3,036	5	6.2	1.5	6	\$28.22	\$150.34	\$41,931	3.0	10.6	13.3	7.1
2023	3,021	5	6.3	1.5	6	\$29.66	\$156.35	\$42,685	3.0	10.6	13.5	7.2
2024	3,002	0	6.4	1.5	7	\$31.14	\$162.20	\$43,492	2.9	10.6	13.3	7.4
2025	2,982	-1	6.5	1.5	7	\$32.55	\$167.50	\$44,183	2.9	10.6	13.6	7.5
2026	2,961	0	6.5	1.5	7	\$33.90	\$172.50	\$44,795	2.8	10.6	13.9	7.5
2027	2,938	-3	6.6	1.5	7	\$35.26	\$177.27	\$45,414	2.9	10.6	13.9	7.5
2028	2,915	-2	6.6	1.5	7	\$36.52	\$181.64	\$45,750	2.7	10.6	14.2	7.5
2029	2,892	-2	6.6	1.5	7	\$37.77	\$185.93	\$46,146	2.5	10.6	14.2	7.5
2030	2,868	-3	6.6	1.5	7	\$39.03	\$190.09	\$46,548	2.4	10.6	14.3	7.5
2031	2,846	-1	6.6	1.5	7	\$40.29	\$194.29	\$46,953	2.3	10.6	14.6	7.5
2032	2,824	-1	6.6	1.5	7	\$41.55	\$198.39	\$47,230	2.5	10.6	14.7	7.5
2033	2,802	-2	6.7	1.5	7	\$42.88	\$202.74	\$47,747	2.1	10.6	14.8	7.5
2034	2,779	-2	6.7	1.5	7	\$44.31	\$207.22	\$48,193	2.3	10.6	14.9	7.5
2035	2,755	-4	6.7	1.5	7	\$45.81	\$211.90	\$48,641	2.4	10.6	14.8	7.5
2036	2,729	-5	6.7	1.5	7	\$47.37	\$216.64	\$48,923	2.8	10.6	14.7	7.5
2037	2,703	-5	6.7	1.5	7	\$48.97	\$221.54	\$49,186	2.9	10.6	14.6	7.5
2038	2,676	-6	6.7	1.5	7	\$50.66	\$226.60	\$49,570	2.7	10.6	14.6	7.5
2039	2,649	-7	6.7	1.5	7	\$52.43	\$231.77	\$49,874	2.9	10.6	14.5	7.5
2040	2,622	-7	6.6	1.5	7	\$54.25	\$236.96	\$50,224	2.8	10.6	14.3	7.5
2041	2,594	-7	6.6	1.5	7	\$56.15	\$242.25	\$50,680	2.6	10.6	14.2	7.5
2042	2,566	-8	6.7	1.5	7	\$58.12	\$247.52	\$51,171	2.5	10.6	14.0	7.5
2043	2,538	-8	6.7	1.5	7	\$60.14	\$252.78	\$51,703	2.4	10.6	13.9	7.5
2044	2,509	-9	6.7	1.5	7	\$62.23	\$258.06	\$52,329	2.2	10.6	13.7	7.5
2045	2,482	-9	6.7	1.5	7	\$64.41	\$263.49	\$52,860	2.4	10.6	13.6	7.5
2046	2,455	-8	6.7	1.5	7	\$66.63	\$268.99	\$53,432	2.3	10.6	13.5	7.5
2047	2,428	-9	6.7	1.5	7	\$68.93	\$274.56	\$54,016	2.3	10.6	13.3	7.5
2048	2,400	-10	6.7	1.5	7	\$71.36	\$280.36	\$54,641	2.3	10.6	13.0	7.4
2049	2,372	-11	6.8	1.6	7	\$73.93	\$286.42	\$55,314	2.3	10.6	12.7	7.4
2050	2,347	-8	6.8	1.6	7	\$76.61	\$292.88	\$55,990	2.3	10.6	12.9	7.4

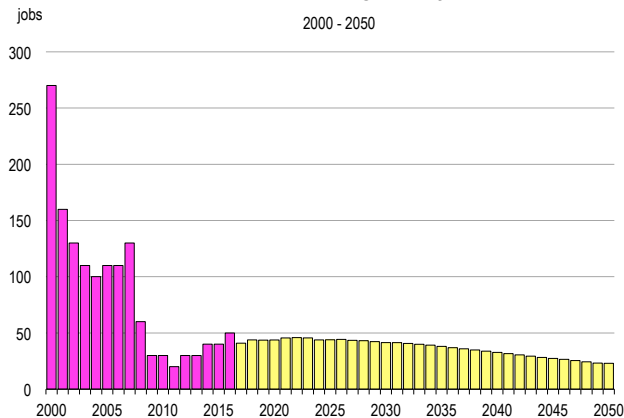


Sierra County Employment Forecast

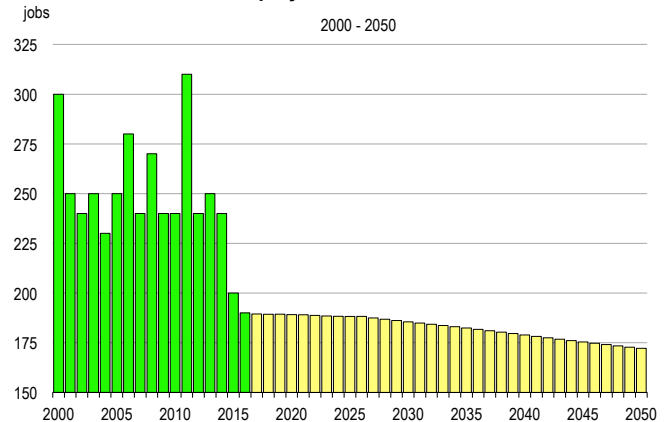
2010-2016 History, 2017-2050 Forecast

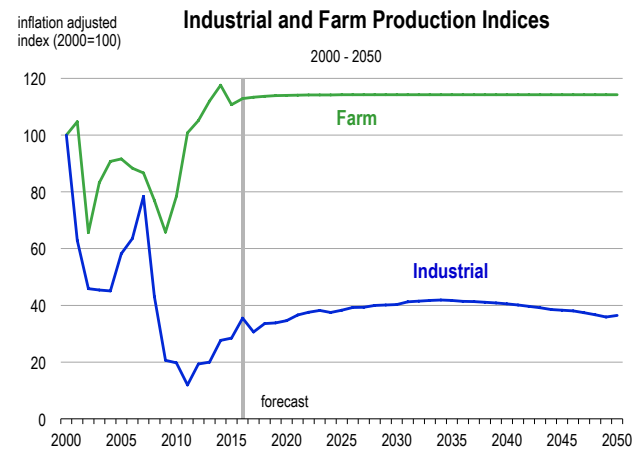
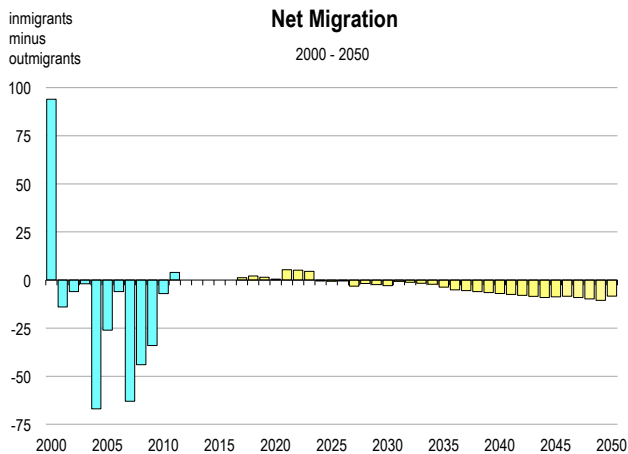
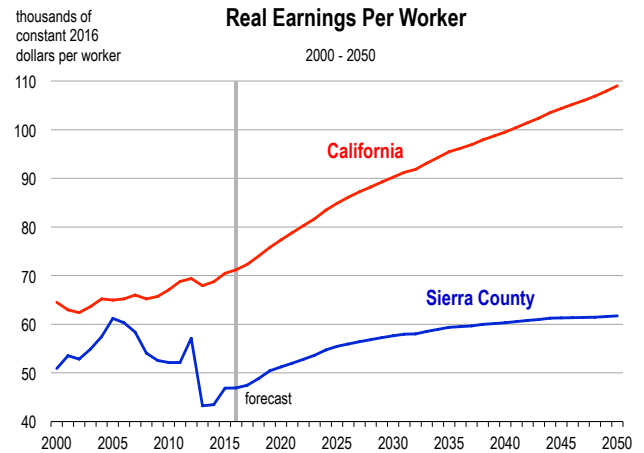
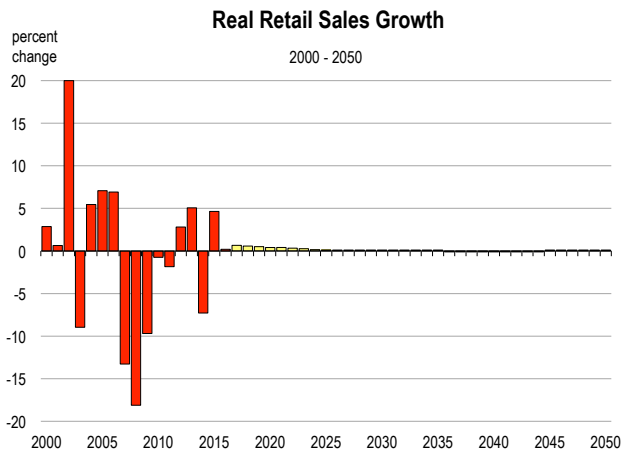
	Total Wage & Salary	Farm	Goods Producing	Services	Government
	-----employment (thousands of jobs)-----				
2010	0.740	0.020	0.030	0.240	0.450
2011	0.730	0.010	0.020	0.310	0.390
2012	0.640	0.010	0.030	0.240	0.360
2013	0.650	0.020	0.030	0.250	0.350
2014	0.660	0.020	0.040	0.240	0.360
2015	0.630	0.020	0.040	0.200	0.370
2016	0.620	0.020	0.050	0.190	0.360
2017	0.619	0.020	0.041	0.189	0.369
2018	0.621	0.020	0.044	0.189	0.368
2019	0.621	0.020	0.044	0.189	0.368
2020	0.622	0.020	0.044	0.189	0.369
2021	0.623	0.020	0.046	0.189	0.368
2022	0.623	0.020	0.046	0.189	0.368
2023	0.622	0.020	0.046	0.188	0.368
2024	0.620	0.020	0.044	0.188	0.368
2025	0.621	0.020	0.044	0.188	0.368
2026	0.621	0.020	0.044	0.188	0.369
2027	0.620	0.020	0.043	0.187	0.370
2028	0.620	0.020	0.043	0.187	0.370
2029	0.619	0.020	0.042	0.186	0.370
2030	0.618	0.020	0.041	0.186	0.371
2031	0.618	0.020	0.041	0.185	0.371
2032	0.617	0.020	0.041	0.184	0.372
2033	0.616	0.020	0.040	0.184	0.373
2034	0.616	0.020	0.039	0.183	0.373
2035	0.614	0.020	0.038	0.182	0.374
2036	0.613	0.020	0.037	0.182	0.374
2037	0.611	0.020	0.036	0.181	0.374
2038	0.610	0.020	0.035	0.180	0.375
2039	0.608	0.020	0.034	0.180	0.375
2040	0.606	0.020	0.033	0.179	0.375
2041	0.605	0.020	0.032	0.178	0.375
2042	0.604	0.020	0.031	0.177	0.376
2043	0.602	0.020	0.029	0.177	0.376
2044	0.601	0.020	0.028	0.176	0.377
2045	0.600	0.020	0.027	0.175	0.378
2046	0.600	0.020	0.027	0.175	0.378
2047	0.599	0.020	0.025	0.174	0.379
2048	0.598	0.020	0.024	0.173	0.380
2049	0.596	0.020	0.023	0.173	0.381
2050	0.596	0.020	0.023	0.172	0.381

Goods Producing Employment



Employment in Services





County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	2.3%
Expected job growth:	0.6%
Fastest growing jobs sector:	Goods Producing
Expected personal income growth:	6.4%

Expected population growth:	-2.4%
Net migration to account for:	N/A
Expected growth in number of vehicles:	8.8%

Demographics (2017)

Unemployment rate (April 2017):	7.3%
County rank* in California (58 counties):	43rd
Working age (16-64) population:	58.4%

Population with B.A. or higher:	19.0%
Median home selling price (2016):	\$135,000
Median household income:	\$49,264

Quality of Life

Violent crime rate (2015):	195 per 100,000 persons
County rank* in California (58 counties):	5th
Average commute time to work (2017):	32 minutes

High School drop out rate (2015):	4.2%
Households at/below poverty line (2017):	10.4%

* The county ranked 1st corresponds to the lowest rate in California